

REGULAR MONTHLY COUNCIL MEETING

September 9, 2020

Approved Minutes

DATE: September 9, 2020
TIME: 4:30 p.m. – 6:18 p.m.
PLACE: Stratford Town Centre, 234 Shakespeare Drive

ATTENDANCE: Deputy Mayor Gary Clow; Councillors Derek Smith; Darren MacDougall; Jill Burrige; Steve Gallant; Gail MacDonald; Robert Hughes, CAO; Jeremy Crosby, Deputy CAO and Director of Infrastructure; Kevin Reynolds, Director of Planning, Development and Heritage; Jeremy Pierce, Director of Recreation, Culture, and Events; Kim O'Connell, Director of Finance and Technology; Wendy Watts, Community and Business Engagement Manager; and Mary McAskill, Recording Clerk

GUEST: Corporal Dudley - RCMP

REGRETS: Nil

SOUND PERSON: Ritchie Bulger

CHAIR: Mayor Steve Ogden

Mayor Ogden took a moment to acknowledge the land upon which we gather is the unceded territory of the Mi'Kmaq people, and we pay our respects to the indigenous Mi'Kmaq people of this territory past, present, and future.

1. CALL TO ORDER

Mayor Steve Ogden called the Regular Monthly Council Meeting to order at 4:30 p.m. and welcomed those in attendance.

2. DECLARATIONS OF CONFLICT OF INTEREST

No declarations were made.

3. APPROVAL OF THE AGENDA

It was moved by Councillor Derek Smith and seconded by Councillor Gail MacDonald that the agenda be approved with one amendment – Planning, Development and Heritage will be moved up in the agenda to become item #9.

4. PRESENTATIONS FROM THE FLOOR

Nil

5. ADOPTION OF THE MINUTES

It was moved by Councillor Jill Burridge and seconded by Councillor Derek Smith that the Regular Meeting Minutes of August 12, 2020 be approved as circulated.

6. BUSINESS ARISING

Nil

7. MAYOR'S REPORT

Following is a list of meetings and events attended by the Mayor since the last Council meeting:

- participated in the Atlantic Mayors' Congress this past week in Summerside and he found it to be very beneficial,
- the Gray Group did a presentation of the urban core plan for Stratford and provincial representatives were in attendance,
- Mayor Ogden congratulated Shamara Baidoo-Boonso, who was recognized by Chatelaine Magazine for her leadership as one of 33 black Canadians *Making Change Now*. Shamara helped organize a petition to the provincial government to look at all the rules and regulations with a view to eliminate any unintended racism or bias in the legislation or in the regulations, and the petition is being considered by the provincial government.

Deputy Mayor Clow asked Mayor Ogden if he could share anything from the meeting with the Gray Group and Mayor Ogden replied that they have a very ambitious vision for Stratford. The Group owns approximately 100 acres in the core area of the Town, and they are looking at proposals to add new housing units and more commercial space. This was the second consultation we had with them so far and things are going well. The provincial representatives in attendance discussed the highway stating that they would like to make it more like a main street and less of a highway. Mayor Ogden noted that we plan to follow up and meet with provincial Minister and with our federal representative to discuss it further and to seek their support. Once the plan is rolled out there will be public consultations, but it is currently in the formative stages.

Councillor Smith thanked Mayor Ogden for circulating the report from the Mayors' Conference. He found the one on the solar farm and the recruitment of people very interesting. Mayor Ogden noted that there is an offer by both of the presenters to work with any municipality that is interested in proceedings with their own project.

8. CHIEF ADMINISTRATIVE OFFICER (CAO)

The report was included in the package. CAO Robert Hughes noted that we now have a new Family and Employee Assistance provider, and there will be a presentation next week for staff to see what the provider has to offer.

Robert met with a local consultant regarding training for the implementation of the Records Management Bylaw. The consultant will put on a brief session for all staff via Zoom and a more detailed in-person session for the administrative staff who handle the filing.

The key performance indicators (kpi's) have been updated in the corporate plan based on the input from the Accountability and Engagement Committee and they will eventually come back to Council.

Robert noted that there was a meeting with Upland Studio, the consultant we hired to do the waterfront core plan which is a very exciting project. He also noted that we have been working on the community campus land acquisition which is another very exciting project.

9. PLANNING, DEVELOPMENT AND HERITAGE

a) Report

Councillor Burrridge noted that the minutes from the last planning meeting are included in the agenda package and the discussion centered around the two developments that will be coming forward as resolutions. She noted that planning board showed concern regarding the fact that at the last Council meeting - Council went against the recommendation of the planning board and the planning staff of both developments. Councillor Burrridge did inform the board that there is going to be a debrief afterwards to see if there is a misalignment that we can remedy. However, the planning board does understand that their job is to make a recommendation and advise Council – not steer its' decision.

b) Permit Summary

The permit summary was included in the agenda package. Councillor Burrridge briefly reviewed the summary.

c) Resolution PH017-2020 – RZ001-20 – Greenway Realty Inc. – R1 to PURD - Aintree Drive – Second Reading

Moved by Councillor Jill Burrridge

Seconded by Deputy Mayor Clow

WHEREAS an application has been received from Greenway Realty Inc. to rezone parcel numbers 399725, approx. 6.46 acres in total, from the Low Density Residential Zone (R1) to the Planned Unit Residential Development Zone (PURD); and

WHEREAS this re-zoning request will require the following amendment to be considered:

- Zoning and Development Bylaw- an amendment to the official Zoning Map to change parcel number 399725 from Low Density Residential Zone (R1) to the Planned Unit Residential Development Zone (PURD)

WHEREAS One hundred and three (103) notification letters were sent out to property owners whose parcels were with 500 feet of the subject property (s) to solicit input solicit input on the proposed Official Plan and zoning amendment and notifying them of the public meeting to be held on July 15, 2020, and twenty-two (22) written responses and two petitions had been received; and

WHEREAS a public meeting was held on July 15, 2020 at 7:00pm at the Stratford Emergency Services Centre. Due to the current COVID-19 gathering restrictions this public meeting was limited to 50 people but was also live streamed for people to watch and residents were given until July 22, 2020 to submit their comments; and there was much concern about the connection of Aintree Drive and Campbell Drive; and

WHEREAS the concept plan has been reviewed and concerns were raised about parkland, street connectivity, and uniformity of housing types; and

WHEREAS the concept plan was revised prior to the Council meeting on August 12, 2020 and was sent back to Planning Board on August 31, 2020.

BE IT RESOLVED that Bylaw # 45-E, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, be hereby read and approved a second time.

Discussion: This resolution bears the recommendation of Planning, Development and Heritage Committee.

Using the overhead projector, the planning director Kevin Reynolds noted the changes that were made to the development scheme. He noted that the following words are the words of the developer and Kevin read from the developer's report for accuracy. *In the area labelled A to reduce the impact on the neighbouring property, a unit was removed and a private road was shortened reducing this structure to a 4 unit building; although not ideal for the developer, if the project proceeds they agreed to sell an additional 15 feet of green space to the neighbouring property that is right in area A, as they felt it would make them most comfortable to own it themselves.*

In the area of B - the turn connecting Aintree and Campbell Drive was revised to meet appropriate site distance. A unit was removed to accommodate this, and a tree line was added to clearly delineate the community separation.

The item labelled as C- which is at the top, and the four unit closest to Aintree, has been replaced with a single family dwelling home and a two unit away from the single family home and facing south.

The item labelled as D - in this area a new structure comes close to an existing single family dwelling. The two unit has been replaced with a single family home.

The item labelled as E - to further reduce any perceived impact on the adjoining R1 parcel, an additional unit was removed to make this a three unit building.

The item labelled as F - another unit was removed to allow a single family home alongside a two unit structure. The net result is that a previous five unit has become a single family home and a two unit building.

The item labelled as G - another unit was removed to allow a single family home alongside a two unit. The end result is an overall reduction from 80 units to 73 units and a reduction of units exiting onto Aintree from 22 units to 19 units.

That is the summary of what has changed in the development scheme that was presented last month. It was revised and went back through the planning board. The updated development scheme received a recommendation of approval from the planning board and is currently being presented.

Mayor Ogden noted that part of this property is already zoned PURD and Kevin replied that is correct.

Councillor Smith stated that he wanted to thank the planning department, the planning board, the developer, and Council for working together on a solution to this problem. The expertise and patience that was used was well thought of and because of this he will be voting in favour of the

resolution. He again thanked everyone for their dedication on this difficult file.

Mayor Ogden asked what the total greenspace was, excluding the wetland, and Kevin replied that the effective greenspace was 13.3%, but including the wetland area it was 21.1%

Mayor Ogden asked Kevin if he could talk about the road connections and whether or not the Department of Transportation, Infrastructure, and Energy (TIE) requires connectivity on this project. In order to clarify, Kevin referred to the agreed statement of facts between the Town and TIE. He added that this gives a bit of history on the connection as well. When the Aintree Drive subdivision was developed in the 1970's, it was designed with a future road connection into the vacant land to the west. When the Greensview/Liam Drive/Campbell Drive subdivision was developed in the late 1990's, Campbell Drive was constructed with a dead-end street that was to connect to the next phase of Aintree Drive when it was developed. The connection of these two neighbourhoods is not new. The previous developer, previous to this file, was required to make the connection as part of the preliminary approval that was received from the Town. The Town supports the connectivity between neighbourhoods which allows for bikers, walkers, and vehicles to easily travel between two existing neighbourhoods without having to go out on connector roads.

Dead-ends that were left within these subdivisions, with the intention of being extended in the future, are not permitted to remain as is when the land adjacent is proposed for development. If the connection between these neighbourhoods is not made, it is because there is not enough room to add a turn around to both Campbell Drive and Aintree Drive that would meet the standards.

There is a private piece of land between Campbell Drive to Aintree Drive and sewer and water laterals were left for a future lot when the municipal sewer and water lines were extended through this area.

Kevin hoped that he has clarified the facts on this issue. The Town will not force the neighbourhoods to connect, but if we see an alternative that can be proposed that will remedy the dead-ends, we will propose it. We have had these discussions early on with the developer and TIE and this was a

design that met the requirements of the Town and of TIE and that is what we are supporting.

Mayor Ogden referred to a previous development on Aintree Drive that was given preliminary approval – how many lots were to use Aintree Drive as an entrance and egress and Councillor Burrridge replied 22. Mayor Ogden noted that the current proposal is 19, so it is actually less than what was previously approved, and Kevin replied that is correct. Councillor Smith added that the contractor was also going to build a private home so there would have been 23.

Councillor Burrridge noted that we are talking about the PURD zoning and that is what we are voting on. The PURD development, as she stated at the last Council meeting, gives an applicant flexibility for innovative housing options. She stated that the Official Plan asks us to look for opportunities to apply this, especially in infill development areas close to the core because that is where it makes the most sense. Being that it is on top of another PURD zone it does seem to fit. Councillor Burrridge stated that she can see the concerns of surrounding residents, but the developer has put in some buffering.

Councillor MacDougall asked how the vote went at the planning board meeting and the reply was 3 to 1 in favour. There was one member who abstained, but that is an automatic 'in favour' vote which brought the vote to 3 in favour. There was one board member who couldn't vote because of a conflict of interest.

Question: **CARRIED**

d) Resolution PH018-2020 – RZ001-20 – Greenway Realty Inc. – R1 to PURD -Aintree Drive – Adoption

Moved by Councillor Jill Burrridge

Seconded by Councillor Derek Smith

WHEREAS Bylaw # 45-E, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, was read and approved a first time on August 12, 2020; and

WHEREAS Bylaw # 45-E, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, was read and approved a second time on September 9, 2020; and

BE IT RESOLVED that Bylaw # 45-E, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, be hereby adopted and that the Mayor and Chief Administrative Officer be authorized to affix their signatures and the corporate seal of the Town thereto and to be formally declared the said Bylaw passed.

Discussion: This resolution bears the recommendation of the Planning, Development, and Heritage Committee.

Question: **CARRIED**

e) **Resolution PH019-2020 – Greenway Realty – PURD Zone Development Scheme Aintree Drive**

Moved by Councillor Jill Burridge

Seconded by Deputy Mayor Clow

WHEREAS an application has been received from Greenway Realty Inc. to develop parcel numbers 399725 and 329060 (approx. 11.56 acres in total) in accordance with the submitted Development Scheme as permitted under section 11.5.5.(b) of the Zoning and Development Bylaw; and

WHEREAS the development scheme was presented at a public meeting held on July 15, 2020; and

WHEREAS the concept plan has been reviewed and concerns were raised about parkland, street connectivity and uniformity of housing types; and

WHEREAS the concept plan was revised prior to the Council meeting on August 12, 2020 and was sent back to Planning Board on August 31, 2020.

BE IT RESOLVED that council grant approval to an application received from Greenway Realty Inc. to develop parcel numbers 399725 and 329060 (approx. 11.56 acres in total) in accordance with the submitted Development Scheme as permitted under section 11.5.5.(b) of the Zoning and Development Bylaw subject to the follow:

- A. All Developments shall be developed only in accordance with the approved Development Scheme prepared by CBCL Limited, dated August 18, 2020 and the provisions of the any Subdivision Agreements or Development Agreements

B. All subdivisions and/or developments shall be subject to a Subdivision Agreement and/or Development Agreement that may include, but not limited to, the following:

- i. Subdivision requirements pursuant to Section 4 of Bylaw #45;
- ii. Building types within the Development;
- iii. a schedule of styles and design, with emphasis placed on the placement of buildings relative to surrounding uses and streets;
- iv. a schedule of Subdivision and/or Development phases.

Discussion: This resolution bears the recommendation of the Planning, Development and Heritage Committee.

Councillor Smith stated that there were some concerns addressed regarding trees and he asked if the developer is going to try to save as many trees as possible. Councillor Burrridge replied that there is a buffer built in, but outside of that the concerns this is something that we would have to put to the developer. Deputy Mayor Clow stated that his understanding was that the developer was going to put a trail around the trees. Councillor Burrridge believed that Councillor Smith was referring to the trees inside the development area, and Deputy Mayor Clow felt that the developer would not remove trees just for the sake of removing them.

Councillor Smith stated that some residents were concerned about an apartment building backing onto their property, but he didn't think that was the case. Councillor Burrridge noted that there is a concern on the southern leg of Greensview – they wanted a buffer from the development. Planning board did not discuss the issue too much because the property in between provides a natural built in R1 buffer from the development.

Councillor Burrridge stated that one thing about this development is that it has a market and it creates a senior friendly living development and that is great within the Town. However, just because it is a good market doesn't necessarily mean it has the best planning principles. The Greenway model is popular and Councillor Burrridge does understand it. She has stated throughout the process that repetitive development of this nature is something to watch for. She felt that the design piece is lacking, but it does meet the minimum requirements of our Official Plan so she will support it, but she doesn't necessarily consider it innovative. We don't really have a definition of innovative, so it is hard for a developer and the planning board to try and figure out what innovative means

– other than decreasing the lot standards. Again, it does meet the minimum requirements and planning staff and planning board have given their recommendation. She noted that the developer has committed to certain things, he has backed single dwelling onto single dwelling, he has agreed to work with the Stratford and Area Watershed Improvement Group (SWAIG), and environmental officials to make sure the environmental impact is minimized and that is very important.

Councillor MacDougall thanked all the residents who took the time to engage and give their input. He added that residents and the developers deserve consistency from Council. This plan met the approval of our planning board and of our planning department, and it conforms with our Official Plan. He added that he is not as enthusiastic about this plan as he was about the Reddin plan, but to maintain consistency, and because it meets the minimum standards, he will vote for it.

Question: **CARRIED**

f) Resolution PH020-2020 – Zoning and Development Bylaw #45-C Minor Text Amendments – Second Reading

Moved by Councillor Jill Burridge

Seconded by Councillor Derek Smith

WHEREAS minor text amendments are required to the Zoning and Development Bylaw #45 to correct an error within section 11.5.5(b) of the PURD Zone, minor amendments to the R2 and C2 sections, an insertion of a new section on fence heights in Section 8, and minor text amendments in the swimming pool section 8.14.1(a); and

WHEREAS a public meeting was held on July 15, 2020 and due to COVID-19 gathering restrictions for this public meeting were limited to 50 people but it was also live streamed for people to watch and residents were given until July 22, 2020 to submit their comments and no comments were received on the proposed text amendments that were outlined by the Town Planner.

BE IT RESOLVED that Bylaw # 45-C, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, Bylaw #45, be hereby read and approved a second time.

Discussion: This resolution bears the recommendation of the Planning, Development, and Heritage Committee.

Question: **CARRIED**

g) Resolution PH021-2020 – Zoning and Development Bylaw #45-C Minor Text Amendments – Adoption

Moved by Councillor Jill Burridge

Seconded by Councillor Derek Smith

WHEREAS Bylaw #45-C, a Bylaw to amend the Zoning and Development Bylaw #45 was given first reading and approved by Council on August 12, 2020.

WHEREAS Bylaw #45-C, a Bylaw to amend the Zoning and Development Bylaw # 45, was given second reading and approved by Council on September 9, 2020.

BE IT RESOLVED that Bylaw # 45-C, a bylaw to amend the Town of Stratford Zoning and Development Bylaw, be hereby adopted and that the Mayor and Chief Administrative Officer be authorized to affix their signatures and the corporate seal of the Town thereto and be formally declared the said Bylaw be passed.

Discussion: This resolution bears the recommendation of the Planning, Development, and Heritage Committee.

Question: **CARRIED**

h) Resolution PH022-2020 – SD018-19 – MacDonald Quality Housing – Clearview Estates Revised Preliminary Plan – Phase 2

Moved by Councillor Jill Burridge

Seconded by Councillor Derek Smith

WHEREAS an application has been received from MacDonald Quality Housing to revise the original preliminary subdivision plan for Phase 2 of Clearview Estates (parcel number 289637, approved on April 10, 2013) by revising the remaining lots to the new lot standards within Zoning and Development Bylaw #45; and

WHEREAS the proposed redesign of the preliminary subdivision plan would see the number of lots increase from 79 to 90, an increase of 11 additional lots; and

WHEREAS planning staff have received comments from DOTIE on the additional 11 lots being added to the existing access on the TCH from the overall subdivision; and

WHEREAS 70 letters were sent to surrounding properties owners on August 12, 2020 notifying them of the proposed changes and asking for comments and two written responses were received not in support of the proposed changes.

BE IT RESOLVED that approval be granted to an application from MacDonald Quality Housing to revise the original preliminary subdivision plan for Phase 2 of Clearview Estates (parcel number 289637, approved on April 10, 2013) by revising the remaining lots to the new lot standards within Zoning and Development Bylaw #45, increasing the original preliminary approval from 79 to 90 lots subject to the following:

- A. That the 11 additional lots as outlined on the preliminary subdivision plan shall not receive final approval until a secondary access point is developed into Clearview Estates meeting the requirements of DOTIE.

Discussion: The resolution **does not** bear the recommendation of the Planning, Development, and Heritage Committee.

For clarification, Councillor Smith stated that this development has been approved for 79 lots and Kevin replied that is correct. Councillor Smith noted that the developer is now asking for an additional 11 lots and Kevin noted that it is because of Development Bylaw #45 that now allows for smaller lot sizes. Councillor Smith stated that if this request is rejected, the developer still has the original 79 lots to develop and Kevin agreed that this does not affect the original 79 lots preliminary approval.

Councillor BurrIDGE noted that the planning board wasn't against reducing lot sizes, but in this case, the intersection of the Trans Canada Highway (TCH) can't support the extra 11 lots. She added that it was felt it would take time to get the second access point because it is not close to anything, and in the meantime the 11 lots would sit dormant.

Deputy Mayor Clow stated that he lives in Clearview Estates and he went door-to-door, especially in the new area that was recently developed. The density didn't seem to be a big concern; however, the main concern expressed was the traffic and the entrance. Deputy Mayor Clow gave a personal example - it took him 7 minutes to get out of Clearview Estates onto the TCH where the speed limit is 90 kph and the only people who are driving below 90 are those who are turning into Clearview Estates. If you don't wait until it is safe to pull out it can be quite dangerous. With the additional 79 homes that are going in – it will create a problem at the entrance. He felt that there definitely should be a second entrance. Deputy Mayor Clow added that residents are very happy with the homes that MacDonald Quality Housing puts in adding that each home is 'top notch.'

Councillor Smith asked what would happen if they improved the entrance by putting in a round-a-bout and traffic lights at the existing entrance - would that help or is a second entrance absolutely necessary. Deputy Mayor Clow replied that a round-a-bout might work as it would slow traffic down coming into the area. Councillor Burrridge noted that there is a rating on the amount of traffic on TCH and Kevin added that it is the level of service analysis that was completed recently versus the level of service analysis that was completed in 2013. Kevin noted that with the increased number of vehicles on the TCH where the level of service has dropped, it is the reason TIE is not prepared to allow any additional units above the original 79. TIE is okay with putting them in – but they would also say the additional 11 lots can't be developed through the existing access point and would need to be held until another access point is created. Connections to the TCH are going to be very limited and very strategically located. Kevin noted that the discussion from the planning board's perspective was the lands on each side of Clearview Estates are zoned agricultural and with the growth rate that we have, and the amount of land that we currently have in inventory for residentially designated land, it could be 15 to 20 years before the lands on either side of Clearview Estates would be required to come out of the agricultural reserve and go into residential. Planning board felt that they didn't want to leave the decision in the hands of a future Council or a TIE representative. The likelihood of this happening before the entire build out of the subdivision is very low. For that reason, the planning board felt that they couldn't support the proposal.

Question: **DENIED**

10. SAFETY SERVICES

- a) There have been no meetings due to Covid. The first Zoom Safety Services Committee meeting will be held on September 21, 2020.

- b) Street Light Report**

There is a request for a street light at Balderston's Court which is behind the soccer fields. There are a number of lots there that are being sold very fast, and now that things are developing, we will put in some lights.

Councillor Smith stated that Camp Gencheff requested a light at the entrance of the camp, and because there was no powerline there, the province installed a traffic light with solar panels, and it is working very well.

- c) RCMP Report**

The report for the month of August was included in the agenda package. Councillor Smith reviewed the statistics noting that there were 24 Summary Offense Tickets (SOTS) issued; 16 warnings; and 16 index checks conducted.

Councillor Smith wanted to bring attention to crimes against property noting that he has prepared some text that he read into the record. "As we all know during the last election many residents stated that they didn't see many RCMP vehicles patrolling their neighbourhoods. I want to bring Council's attention to the following incident: during the first part of this month, a patrol noticed a car parked in an area that seemed out of place. This vehicle was checked, and it wasn't clear whether there were one or more occupants in the vehicle. The one in the vehicle was obviously in breach of the Liquor Control Act and because of the possibility of more people involved, the police service dog, along with the handler, were called to the scene. As a result, a second person was found hiding in the neighbourhood and this person was well known to the police. When the vehicle was searched, it was found to have a large number of items that belonged to residents of the area. The RCMP then obtained search warrants for both the vehicle and the cell phones at the scene – there will be numerous charges laid. I report these facts to let the people of Stratford know that the RCMP is indeed patrolling the residential areas of Stratford."

"I wanted to name the RCMP officers who were responsible for this investigation. However, these officers stated that this incident was a team effort, and everyone should get credit instead of just a few. Therefore, I would like to state our appreciation for a job well done! Addressing Corporal Dudley, Councillor Smith hoped that the outstanding work that was done is noted on the officer's service files."

Mayor Ogden also offered his thanks to the members who worked on the case.

Councillor Smith reviewed the breakdown of the SOTS. There were 7 speeding; 13 non-moving; 2 seatbelts; 1 moving, and 1 cell phone for a total of \$3,655.00 in fines which the Town will receive.

Deputy Mayor Clow wanted to note that there are two RCMP members that he sees each morning as he travels the TCH and they are stopping vehicles.

Deputy Mayor Clow noted that there was a rash of thefts in the Clearview area and they did apprehend the person responsible. Corporal Dudley added that the person who was apprehended had in his possession items that were stolen from the Clearview area, but the investigation is continuing, and he anticipates more charges being laid.

Mayor Ogden noted that we have had a number of complaints about drivers not respecting crosswalks – specifically the one at Marion Drive and Stratford Road area and he asked if there were any strategies or things the Town could do, or things the RCMP could do to make certain crosswalks safe for pedestrians. Corporal Dudley replied that this issue is not just isolated to Stratford. Across PEI you find motorists ignorant to the fact the pedestrians have the right of way. The crosswalk flags that we had pre-Covid seemed to be getting people's attention, but they had to be removed due to public health reasons. Corporal Dudley noted that flashing lights help if that was something the Town wanted to consider.

Councillor MacDonald noted that the Marion Drive area is her neighbourhood and she sees it happening every day. She asked that he pass it on to the officers that it is one of the crosswalks where people don't seem to stop.

Councillor BurrIDGE asked how much the fine is for speeding inside a school zone and Corporal Dudley replied that the fines are substantial, and people lose a lot of points as well. There is a sign posted that states where the school zone begins, and this is a requirement of the Highway Traffic Act.

Mayor Ogden asked Corporal Dudley what his views were on crossing guards and at what point did he feel they were required. Corporal Dudley replied that he was a safety patrolman at Prince Street Elementary School, and he thinks they are great and definitely something to consider. Mayor Ogden asked that the Safety Services put it on their agenda for discussion.

Mayor Ogden noted that there is a daycare in the Rankin, Wren, Heron area and there are a number of pedestrians walking. There have been a number of reports of speeding, so he asked that the area be given special consideration. Corporal Dudley stated that sidewalks are really need in that area because of the density. Councillor Smith agreed noting that the province has been working very closely with the Town, and we should add that to our list of projects for the province.

Councillor Smith noted that he has asked Citizens on Patrol (COP) to take on the task of watching for signs that may be hidden behind tree branches.

Mayor Ogden thanked Corporal Dudley for his service and for keeping the Town safe.

d) Humane Society Report

Report is included in the agenda package.

e) Transit Report

Report is included in the agenda package. Councillor Smith noted that the numbers are down a bit from last month, but we expect with students back at Holland College and UPEI that the numbers will come back up. However, he felt that it will take a few years to get back to our former numbers.

f) Cross Roads Fire Department

The report for the month of August was included in the agenda package. The new fire company lease has been approved and will be effective retroactive to January 1, 2020. A new truck has been ordered and it will be both a pumper and a tanker, and it will be outfitted by a local company.

It was noted that there was only one fire during the past month, and it was a grass fire at Pondside Park.

11. RECREATION, CULTURE AND EVENTS

a) Report

Included in the agenda package.

The following is an overview of projects and items being worked on within the Recreation, Culture and Events Department:

Capital Project Updates: - the waterfront park and the waterfront core area RFP has been awarded to Upland Studio. The Town and Upland will begin working together as of September 9, to chart a future development for the waterfront area. Community consultation will be one of the initial steps for the consultants.

- Playgroup and swing set borders have been installed at Horton, Tea Hill, and Clearview Parks. Tea Hill Park has seen repairs and painting of playground equipment, as well as updates to the beach volleyball court.
- A new playground to replace the aging equipment at Spruce Grove Park should be installed in October.
- A new crosswalk on the Kinlock Road connecting Governor's Lane to Kinlock Crossing Subdivision has been well received by residents. It provides a safe crossing to the two large Stratford developments.
- Thank you to the Province of PEI for the sandblasting and painting of the Stratford underpass.

Stratford Youth Centre and Council – The Stratford youth Centre remained closed over the summer and opened on September 8, 2020. There will be 20 registrations accepted in three different age groups: grade 5 -6; 7 – 8; and 9 – 12.

Stratford Programs – Summer programs such as minor soccer, baseball, and softball are winding down. What began as a summer of uncertainty turned into a summer of fun in sports. Children were able to resume near normal sporting activities. Stratford sports fields will continue to be utilized into the fall season. Stratford Baseball will operate a fall season program with games being played on Saturday and Sunday into late October.

The summer camp program ended on August 28 and a big thank you to camp staff members Brandon Hughes, Sarah Power, Maria Mullally, Zack Reynolds, and Lucas Proude for offering a great nine week program at the Town Centre. Covid-19 guidelines provided some logistical challenges for the program, but thoughtful planning by camp leaders provided a great summer for area kids.

The Town is currently working on fall and winter programming. However, some new program formatting will be required for this year.

Arts and Culture – The Town of Stratford has release youth and adult Artist in Residence RFP's for online programing and the deadline for submissions is September 23. The program will run from October to December. An additional underpass mural RFP has been issued to paint the recently upgraded underpass. This RFP will close on September 23.

Events – After a very successful initial Fall Fest in October 2019, the event will not be offered this year due to Covid. The Town will look to host a second Fall Fest in 2021. We are exploring other opportunities to showcase Stratford trails during the Fall season. Social media will be used to highlight the trail systems and the parks.

Councillor Smith noted that two weeks ago PEI Cricket held the provincial playoffs for New Brunswick, Nova Scotia, and PEI at Tea Hill Park. There were all-star teams from every province and many spectators and good fun was had by all. However, he noted that there were a few incidents where the balls went in among the cars and people walking to the beach. Mayor Ogden asked recreation director Jeremy Pierce about poles and nets and Jeremy replied that the issue is the poles can't be obtained right now because Maritime Electric is re-using them.

Deputy Mayor Clow added that he also received some complaints regarding noise and near misses with the cricket ball, but the biggest complaint was the horn going all

weekend. He suggested we look at moving the cricket field to the community campus once it is built.

Councillor Gallant noted that the Canadian Premier Soccer League used our fields in Fullerton's Marsh, and we received positive comments from the athletes who are professional soccer players and that was great to hear.

12 FINANCE AND TECHNOLOGY

a) Report was included in the agenda package. Councillor MacDonald noted that the staff is working on the following items:

- The online payment platform is setup and customers can now pay their utility bill online. There are 731 customers currently registered for e-billing versus 672 in the previous month.
- The auditors will be doing some onsite audit work starting September 14, 2020. There have been a lot of phone calls regarding bills, and customers looking for help to get set up with e-billing.
- Information is being collected for the Infrastructure Committee and the Finance Committee to help them decide when to start charging interest on overdue accounts.
- The MCEG grant information is being finalized.
- Email migration to Office 365 was completed over the labour day weekend. We will now proceed to use more features of Office 365.
- Staff is working on interim reports on government funding programs.
- There were a lot of property transfers over the past month.
- We are waiting to hear from the Provincial Infrastructure on the roll out of the next phase of the Investing in Canada program.
- Staff is working on the current year financials and reports.
- We are waiting to hear from the province on the roll out of funding for municipalities to cover losses due to Covid.
- The capital project spreadsheet has been updated.
- Townsuite is working with staff on the Recreation and Asset Management Module and developing an implementation plan.

b) Financial Statements

Included in the agenda package. Councillor MacDonald briefly reviewed the financial statements.

Deputy Mayor Clow noted that he would like to receive the financial statements two or three days previous to the meeting, as he just received them this morning and didn't have enough time to review them. Mayor Ogden asked Robert Hughes, CAO to follow-up on the request and Robert replied that he felt that they were late coming out due to vacations.

13. INFRASTRUCTURE

a) Report

Wastewater Treatment Plant Update – The system continues to function well with staff closely monitoring and making any necessary adjustments as required.

Wastewater Collection System to the Charlottetown Pollution Control Plant – The project is progressing with both the pipework and the pumping station nearing completion. Commissioning of the new system is expected to begin in October, with landscaping reinstatement to follow. A plan is being prepared by Stantec for the decommission process of the treatment plant which can begin after the new system has been in operation for a few weeks.

Inflow and Infiltration Reduction Strategy – We are currently reviewing the quotes for additional work on the system.

Investing in Canada Infrastructure Program Update

- **Sewer Lift Station Upgrades** – Coles Associates has submitted the draft design brief of their assessment of the trunk main and its capacity to accept flows from the Corish pump station. The department is currently reviewing the report to determine the best option for proceeding with the work.
- **Water Station Upgrades** – CBCL Limited is preparing a tender package which should be ready for September 18, 2020. The work will include upgrades to the well pumps, controls, and interior piping at the Pondside station, as well as lightening and surge protection added to the Cable Heights, Fullerton's, and Pondside stations.

Provincial Active Transportation Fund – The Georgetown Road sidewalk and bicycle lanes extension project is currently out for tender and will close on September 17, 2020. Construction is anticipated to begin before the end of the month.

The department is reviewing preliminary design drawings submitted by Coles Associates for the Keppoch Road multi-purpose trail project. This will most likely be considered for construction in the 2021 season.

In addition, the infrastructure staff has been busy with many tasks such as - cutting the grass at the sports fields and town owned properties; landscaping and gardening; dealing with unsightly premises, inspections, and enforcement – just to name a few.

Councillor MacDougall asked if the waste water system was on budget and the infrastructure director Jeremy Crosby replied that so far things are on budget. However, he noted that we did run into some contaminated soil in some of the excavations, but he believed the province was going to help out with the issue. Councillor MacDougall asked if the project was on the projected time, and Jeremy replied that we are a little behind schedule. Some of the delays were regarding the materials that we were waiting on. Jeremy added that we are gaining back some of the time we lost, but we are still about a month behind.

Councillor Burrige asked if we have the final numbers of the Town's cost for the Georgetown Road sidewalk and bike land extension, as well as the Keppoch Road multi-purpose trail project and Jeremy replied that we have estimated costs and he can bring them to the next meeting or email them to her. He added that the Town is not moving forward with the Keppoch Road project this year. We will be finalizing the costs over the winter, and although we are doing the engineering part of the project, the construction will not be going ahead this year.

Councillor Smith stated there is a hill in the Georgetown Road project and he asked if it would cost more, and Jeremy replied that it shouldn't increase the cost.

Councillor Smith asked what kind of delays will there be with the pipe going underneath the bridge, and the bike lane project being done this year and Jeremy replied that would be more a question for the Provincial Department of Highways, but the Town will have discussions with the province. Jeremy added that the pipe going underneath the bridge will not cause any delays, but with the bike lane will be some delays. However, he felt that we would all be happy with the end result.

Councillor Gallant asked about the washroom facilities and the playground facilities for Fullerton's Marsh and Jeremy replied that those projects are almost complete.

Mayor Ogden asked when we can expect to turn the wastewater over to the new system and Jeremy replied that they are anticipating late October.

Councillor Burridge stated that the whole policy with the Town in the past has been to finish the provincial active transportation projects as outlined. She asked Jeremy to explain how it works so the public would have a better understanding of how projects are done. Jeremy replied that originally, we wanted to do the higher speed loops and that didn't happen, but once the Georgetown project is complete, we will concentrate on the higher density areas. He added that we are currently creating a list of areas to be done. Deputy Mayor Clow added that there are also a lot of the sidewalks that need repair.

14. COMMITTEE OF THE WHOLE

a) Report was included in the package.

b) Resolution CW007 – 2020 – Community Campus Land Acquisition – Supplementary Capital Budget

Moved by Councillor Jill Burridge

Seconded by Councillor Steve Gallant

WHEREAS four sites were identified for a potential location for the Stratford Community Campus; and

WHEREAS the site located in Stratford between the Bunbury Road and the Stratford Business Park, owned by two property owners, namely 101523 PEI Inc., and Robert and Paul Farquharson, being approximately 170 acres in total; and

WHEREAS an agreement in principle was reached with each landowner to purchase the properties for the community Campus, in the total amount of \$2,419,279 (excluding HST); and

WHEREAS the total cost is expected to be in the order of \$2,500,000 (excluding HST) to allow for brokerage fees, survey costs, IRAC, and rezoning application costs; and

WHEREAS a portion of the land will be sold to the province for the new high school and a portion of the land will be sold to the Stratford Business Park for an extension of the park in the approximate amount of \$844,000, will make the Town's net cost for the land approximately \$1,656,000.

BE IT RESOLVED that the offers to purchase the two properties from 101523 PEI Inc., and Robert and Paul Farquharson in the amount of \$2,419,279 (Excluding HST), and a supplementary capital budget of \$2,500,000, be hereby approved.

Discussion: This resolution bears the recommendation of a Special Committee of the Whole meeting.

Councillor MacDougall stated that this is significant for the Town of Stratford and he thanked everyone who was involved, and he thanked Councillor Burrridge for her vision.

Councillor Smith stated that he would like to read a statement he prepared. "As we all know Stratford has seen great growth in the past and the future appears to be the same path. Growth is a very positive thing for any community, but growth comes with increase costs. Tonight is an example of this. We are faced with a major purchase to fit the growing needs of the residents of Stratford. Therefore, before making a decision all the facts needed to be gathered and analyzed to weigh the pros and cons of this resolution."

"For me, in the end and it comes down to the question – will this be a success or a failure? The answer to this question will probably take 20 or so years to be answered. So, the choice I make tonight is based on either concern or hope. In this case, I choose hope and I will be voting in favour of this resolution."

"In closing, I want to thank the land owners of these properties for their willingness to let us purchase this land for the citizens, both young and old, of Stratford and the surrounding communities."

Councillor Smith gave a shout out to the everyone in the community who lobbied for a high school, noting that negotiations are ongoing – but it is currently being worked on.

Councillor Burrridge thanked the Community Campus Committee that came together to work on this project – both the past committee and the current committee.

Councillor Burrridge noted that in 2016, Mayor David Dunphy, put together a collection of people when they were going through the school review and that is where this all started. She noted that Bill MacKinnon, who has since passed, sat on the original committee and he was very much behind this project and was very excited about it, and we will recognize him on ribbon cutting day.

Mayor Ogden also wanted to thank Councillor Burrridge and the Chief Administrative Office Robert Hughes – thank you both for all the work you did on this project.

Councillor Gallant also took a moment to thank Councillor Burrridge and others who have worked so hard on this project. It will be great for the

community. It is great to work together as a Council to get this project done. Councillor Burrridge agreed but added that there is still some work to be done.

Question: **CARRIED**

15. SUSTAINABILITY

- a) No Report- Councillor MacDougall noted that there was no meeting last month, but the committee plans to meet via Zoom in October.

16. ACCOUNTABILITY AND ENGAGEMENT

- a) No Report – Mayor Ogden noted that there was no meeting last month. However, he added that they will be looking at the resident survey and hope to have a briefing for Council next month.

17. HUMAN RESOURCES

No Report

18. INQUIRIES BY MEMBERS OF COUNCIL

Nil

19. OTHER COMMITTEES

a) Stratford Community Seniors

Report was included in the agenda package. Councillor MacDonald noted that the committee has not held a meeting due to Covid-19 but plans to meet in October via Zoom to discuss the budget. Ostridge Bros. has ordered some items for capital repairs for three of the units.

b) Community Campus Report

No Report

20. APPOINTMENTS TO THE COMMITTEE

Nil

21. PROCLAMATIONS

Nil

22. OTHER BUSINESS

Councillor Smith asked if FCM is looking for a nomination for the national board and Councillor MacDonald replied that is correct as Councillor Mitchell Tweel's term is up.

23. ADJOURNMENT

There being no further business, the meeting adjourned at 6:18 p.m.

Mayor Steve Ogden

Robert Hughes CAO